



## 3800 N.W. 39<sup>th</sup> Street

Oklahoma City, Oklahoma 73112

### PROPERTY HIGHLIGHTS

- Office Space Renovated in 2021
- (3) Private Offices
- (2) ADA Office Restrooms
- (1) ADA Shop Restroom
- Large Reception/Open Area
- Excellent Showroom
- Fully Sprinkled
- (3) 14'x12' Drive In Doors
- 3 Dock High Doors
- Approx. 20' Clear Height
- Heated Warehouse
- Concrete Fenced Yard
- Security System
- DO NOT DISTURB TENANT



TOTAL SF	23,404 SF
TOTAL ACRES	1.77 Acres
YEAR BUILT / RENOVATED	1966 / 2021
ZONED	I-2

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### LOCATION HIGHLIGHTS

- Easy Access to All Major Interstates
- Heavy Traffic Count
- Located on Historic Route 66

	1 Mile:	3 Miles:	5 Miles:
Population	11,699	109,165	216,325
Average Household Income	\$57,147	\$65,241	\$70,900
Total Households	5,257	46,855	91,385

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